

ORDINANCE NO. 20060727-113

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8509 SOUTHWEST PARKWAY FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-mixed use-conditional overlay (GO-MU-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-06-0061, on file at the Neighborhood Planning and Zoning Department, as follows:

A 9.9692 acre tract of land, more or less, out of the J. Hudson Survey No. 530 and the R.M. Johnson Survey No 74, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8509 Southwest Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

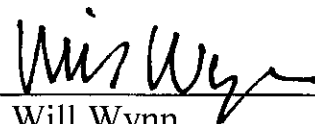
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 7, 2006.

PASSED AND APPROVED

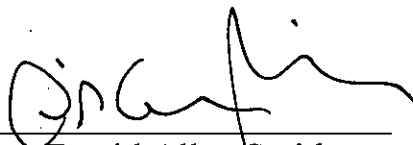
July 27, 2006

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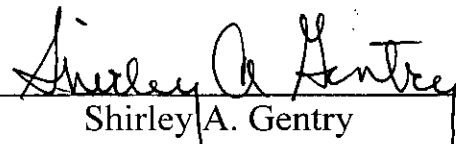
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

FIELD NOTES FOR 9.9692 ACRES OF LAND LOCATED IN THE J. HUDSON SURVEY NO. 530 AND THE R. M. JOHNSON SURVEY NO. 74, TRAVIS COUNTY, TEXAS, BEING THAT SAME 9.9692 ACRE TRACT AS RECORDED IN VOLUME 10744, PAGE 2088, TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT CERTAIN 41.8945 ACRE TRACT RECORDED IN VOLUME 9046, PAGE 473, TRAVIS COUNTY DEED RECORDS, SAID 9.9692 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a half-inch steel pin found in the southwest right-of-way (ROW) line of Southwest Parkway, also in the fenced northwest line of said 41.8945 acre tract, from which pin the northwest corner of said 41.8945 acres bears N40°01'34"E 212.08 feet;

THENCE along said ROW line the following three courses:

- 1) S60°55'54"E 110.81 feet to a half-inch steel pin found for angle point,
- 2) S53°58'57"E 187.74 feet to a half-inch steel pin found for angle point,
- 3) along a curve to the right a chord which bears S45°59'18"E 175.32 feet, with an arc length of 175.43 feet and a radius of 1410.00 feet, to a steel spindle set for the northeast corner hereof;

THENCE S24°15'11"W 262.58 feet to a steel pipe found for angle point;

THENCE S41°13'34"W 821.00 feet to a steel pipe found in the northeast ROW line of Sunset Ridge Road, for the most southern corner hereof;

THENCE along said ROW line the following two courses:

- 1) N48°45'59"W 83.03 feet to a half-inch steel pin found for angle point,
- 2) N48°38'40"W 50.00 feet to a steel pipe found for the southerly southwest corner hereof;

THENCE N41°31'31"E 328.95 feet to a steel pipe found for an internal corner hereof;

THENCE N48°59'55"W 400.82 feet to a steel pipe found in the fenced northwest line of said 41.8945 acre tract, for the northerly southwest corner hereof;

THENCE N40°01'34"E 712.94 feet to the POINT OF BEGINNING, containing 9.9692 acres of land.

Surveyed July 29, 1992 by:

Stuart W. Watson
Stuart W. Watson, RPLS 4550
9501 Cap. of Tex. Hwy, #303
Austin TX 78759 Ph 346-8566

Bearing Basis: Previous survey of 9.9692 acre tract
Tax Parcel No.: 01-0340-0201
Austin Grid Map Location: B-21



